| 121.0 | 0005 | 0003.0 | 1 of 1 | Commercial | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,396,300 / | 1,396,300 |
| | | | | | USE VALUE: | 1,396,300 / | 1,396,300 |
| | | | | | ASSESSED: | 1,396,300 / | 1,396,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | WELLINGTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SALVATION ARMY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 402 MASS AVE |
| Street 2: | |
| Twn/City: | CAMBRIDGE |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02139 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .267 Sq. Ft. of land mainly classified as Housing, Oth with a Dormitory Building built about 1900, having primarily Conc. Block Exterior and 12853 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 13 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R4 | TOWNHOU | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 959 | 11619.000 | 704,600 | | 691,700 | 1,396,300 |
| Total Card | 0.267 | 704,600 | | 691,700 | 1,396,300 |
| Total Parcel | 0.267 | 704,600 | | 691,700 | 1,396,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 108.64 | /Parcel: 108.64

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## User Acct

78445

## GIS Ref

## GIS Ref

## Insp Date

05/15/00

!9404!

## PREVIOUS ASSESSMENT

Parcel ID: 121.0-0005-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 959 | FV | 704,600 | 0 | 11,619. | 691,700 | 1,396,300 | | Year end | 12/23/2021 |
| 2021 | 959 | FV | 704,600 | 0 | 11,619. | 691,700 | 1,396,300 | | Year End Roll | 12/10/2020 |
| 2020 | 959 | FV | 704,900 | 0 | 11,619. | 691,700 | 1,396,600 | 1,396,600 | Year End Roll | 12/18/2019 |
| 2019 | 959 | FV | 554,900 | 0 | 11,619. | 730,100 | 1,285,000 | 1,285,000 | Year End Roll | 1/3/2019 |
| 2018 | 959 | FV | 554,900 | 0 | 11,619. | 538,000 | 1,092,900 | 1,092,900 | Year End Roll | 12/20/2017 |
| 2017 | 959 | FV | 554,900 | 0 | 11,619. | 514,900 | 1,069,800 | 1,069,800 | Year End Roll | 1/3/2017 |
| 2016 | 906 | FV | 554,900 | 0 | 11,619. | 476,500 | 1,031,400 | 1,031,400 | Year End | 1/4/2016 |
| 2015 | 906 | FV | 427,500 | 0 | 11,619. | 399,700 | 827,200 | 827,200 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:00:05 |

## LAST REV

| Date | Time |
|---|---|
| 03/27/19 | 09:46:57 |
| danam | |

## PAT ACCT.

9404

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 78445 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SIVER DONALD/ET | 1166-4 | | 12/23/1996 | | 395,000 | No | No | Y | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/20/2018 | 1741 | New Wind | 40,000 | C | | | | |
| 2/25/2011 | 104 | Re-Roof | 15,800 | | | | | RUBBER ROOF |
| 1/6/1998 | 37 | Alterati | 380,000 | | | | | REMODEL BUILDING |
| 1/11/1993 | 9 | Manual | 9,000 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/15/2000 | Meas/Inspect | 264 | PATRIOT |
| 10/26/1995 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 959 | Housing, Oth | | 11619 | | Sq. Ft. | Site | | 0 | 90. | 0.66 | 10 | | | | | | | | | 691,716 | | | | | | 691,700 | |

| Total AC/HA: | 0.26674 | Total SF/SM: | 11619 | Parcel LUC: | 959 | Housing, Oth | Prime NB Desc | ARLINGTON | Total: | 691,716 | Spl Credit | | Total: | 691,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 86 - Dormitory | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 21 - Conc. Block | | |
| Sec Wall: | 1 - Wood Shingl | 30 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1900 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 10 | | |
| Prim Int Wal | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | 100 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 13 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 6 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 28. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 28 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 85.00 |
| Size Adj.: | 0.91358471 |
| Const Adj.: | 0.93974602 |
| Adj $ / SQ: | 72.976 |
| Other Features: | 71982 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 978649 |
| Depreciation: | 274022 |
| Depreciated Total: | 704627 |

## COMMENTS

SALVATION ARMY HOUSING APPT, OF=6 SHOWERS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 0 | BRs: | 0 | Baths: | 3 | HB | 13 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |
| 0 | | | |

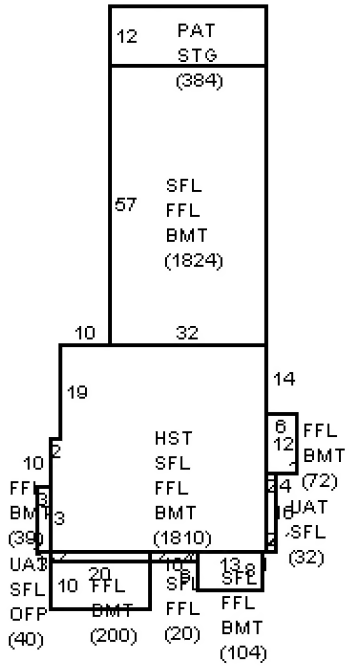
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 88.30 |
| Special Features: | 0 | Val/Su Net: | 51.51 |
| Final Total: | 704600 | Val/Su SzAd | 80.03 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 4,069 | 72.980 | 296,938 |
| BMT | Basement | 4,049 | 21.890 | 88,644 |
| SFL | Second Floor | 3,830 | 72.980 | 279,497 |
| HST | Half Story | 905 | 72.980 | 66,043 |
| PAT | Patio | 384 | 3.030 | 1,164 |
| STG | Storage | 384 | 6.130 | 2,353 |
| OFP | Open Porch | 40 | 41.350 | 1,654 |
| UAT | Upper Attic | 18 | 29.190 | 525 |
| | Net Sketched Area: | 13,679 | Total: | 736,818 |
| Size Ad | 8804 | Gross Area | 14638 | FinArea 12853 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | APT | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

121.0-0005-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|